

## GLOSSARY OF TERMS



### A

***Airport***

A place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair and various accommodations for passengers.

***Alley***

A minor right-of-way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

***Alternative Officing***

New types of office arrangements that make efficient use of space. Types of alternative officing include telecommuting, "hoteling", flexible work schedules, etc.

### B

***BN&SF***

The Burlington Northern/Santa Fe railroad line that bisects Frisco from southwest to northeast.

### C

***Carbon Monoxide (CO)***

Carbon monoxide is a chemical emitted from the operation of internal combustion engines. CO is a serious pollutant that affects air quality and is exacerbated by slow traffic movements and large traffic volumes.

***City***

The City of Frisco, Texas.



***City Council***

The governing body of the City of Frisco, Texas.

***Collector Street***

Collector Streets are intended to convey traffic to and from neighborhoods and to funnel that traffic into Minor or Major Thoroughfares. Trip-lengths are generally short. Collector Streets are 2-lane roadways with no center median. (Collector Streets which serve industrial areas may be 4-lane undivided to accommodate truck traffic.) Collector Streets may be signalized or controlled by stop signs at intersections.

***Community Park***

A community park serves multiple neighborhoods and provides many of the same facilities as neighborhood parks, and may include additional fields and facilities.

***Comprehensive Plan***

Graphic and textual form policies which govern the future development of the City and which consists of various components governing specific geographic areas and functions and services of the City.

***Comprehensive Plan Advisory Committee (CPAC)***

A task force established by the City to assist in the development of *the Frisco Millennium Plan*.

***CPTED***

Community Protection Through Environmental Design

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**D**

***DU***

Dwelling unit.

***Duplex (Two-Family) Residential***

A detached dwelling designed to be occupied by two families living independently of each other.

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**E**

***Easement***

A granting of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

***EDC***

The Economic Development Corporation of the City of Frisco, Texas.



## Glossary of Terms

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### ***Extraterritorial Jurisdiction (ETJ)***

An area of unincorporated County land immediately adjacent to an incorporated city in which the city may exercise certain development powers (subdivision regulations), but not zoning.

## F

### ***FISD***

Frisco Independent School District

### ***Floodplain***

An area of land subject to inundation by a 100-year frequency flood, as shown on the floodplain map from the Federal Emergency Management Agency (FEMA).

### ***Floor Area***

The total square feet of floor space within the outside dimensions of a building including each floor level.

### ***Floor Area Ratio (FAR)***

The floor area of a main building or buildings on a lot, divided by the lot area.

## G

### ***Gateway***

An entry design at major and minor entrances to the City, usually located along roadways.

### ***GIS***

Geographic Information System

### ***"Gray" Water***

Treated effluent sufficient for on-site irrigation, but not for drinking or other potable uses.

## H

### ***Highways***

They are intended to carry large volumes of traffic, usually on controlled-access roadways. They are intended to convey vehicles for longer distances (city-to-city, regionally, and beyond). Highways are the jurisdiction of regional, State, and Federal agencies.



***Hydrocarbons***

Chemicals, when emitted from internal combustion engines, air conditioning units, and fuel tanks, which combine with oxygen to form ozone (O<sub>3</sub>). O<sub>3</sub> is a serious pollutant which affects air quality and is exacerbated by warm temperatures and calm winds.

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I

***Industrial***

Industrial uses include manufacturing, assembly, outdoor storage, warehousing, and other similar uses.

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L

***Level of Service (LOS)***

Level of Service is an indicator of the relative level of traffic congestion on a roadway, ranked from "A" (best) to "F" (worst).

***Light Rail Transit***

A form of railroad that utilizes electrically powered rail cars, as opposed to self-contained diesel engines.

***Local Retail***

Local Retail serves populations within a 2-mile radius and are usually comprised of a major anchor tenant (such as a grocery store) and multiple inline lease spaces.

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M

***MBTA***

Migratory Bird Treaty Act

***Mini-Park***

A mini-park serves a small area and may include playgrounds, picnic areas, and seating. Many school and church playgrounds serve in this capacity.

***Mixed-Use Development (Horizontal)***

Two or more diverse uses developed on the same site adjacent to one another within the same structure or within adjacent structures. Horizontally mixed-use developments may include any combination of office, retail, and residential uses.

***Mixed-Use Development (Vertical)***

Two or more diverse uses developed on the same site within the same structure, dispersed vertically within the structure. Vertically mixed-use developments may include any combination of office, retail, and residential uses.



***Multifamily Residential***

Attached dwelling units designed to be occupied by three or more families living independently of one another, exclusive of boarding houses, hotels, or motels.

## N

***NAAQS***

National Ambient Air Quality Standards

***Neighborhood Center***

Neighborhood Centers provide an opportunity to consolidate multiple uses on a single site 20 to 30 acres in size. Neighborhood Centers may include elementary schools, parks, day care centers, fire stations, assisted living centers, or other similar uses. Very limited retail may also be included in a Neighborhood Center, but should not be larger than 25,000 square feet and should provide few parking spaces in favor of pedestrian and bicycle access. Neighborhood centers should be accessible by at least one Collector Street and serve a neighborhood area within a 5 to 10-minute walking distance.

***Neighborhood Park***

A neighborhood park serves a larger population and may include more intense recreational activities including field games, court games, and swimming pools.

***Neighborhood Retail***

Neighborhood retail developments are smaller centers that serve a population within about a 1-mile radius. These developments are generally located at intersections of thoroughfares and should be easily accessible by car, bicycle, and by foot.

***NCTCOG***

North Central Texas Council of Governments

***NRPA***

National Recreation and Park Association

***NTTA***

North Texas Tollway Authority

***NWI***

National Wetland Inventory, as prepared by the United States Fish and Wildlife Service.

## O

***Office***

Office uses include multi-tenant lease spaces and single-occupant buildings that house professional businesses.



***Ozone***

See "Hydrocarbons".

**P**

***Parks and Open Space***

Areas reserved for active and/or passive recreation, provided either by the City or by private development.

***Particulate Matter (PM)***

Particulate matter may include diesel exhaust, industrial fumes, dust, and other pollutants as defined by the United States Environmental Protection Agency. Particulate matter is measured based on its size (less than 10 microns in diameter).

***Patio Home***

See "Zero Lot Line"

***Planned Development (PD)***

Planned associations of uses developed as integral land use units such as industrial parks or industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing, including attached single family dwellings or any appropriate combination of uses which may be planned, developed or operated or integral land use units either by a single owner or a combination of owners.

***Planning & Zoning Commission***

A board, appointed by the City Council as an advisory body, authorized to recommend changes in the zoning and other planning functions as delegated by the City Council.

***Public and Semi-Public Uses***

Services provided by public agencies and non-profit organizations, including but not limited to the City, the Frisco Independent School District (FISD), churches and houses of worship, the Collin County Community College, etc.

***Photovoltaic (PV) Cells***

Cells which utilize sunlight to generate electricity.

**R**

***Regional Retail***

Regional Retail serves a larger population radius – generally about 5 miles. These developments may have multiple anchor tenants along with many pad sites developed on the fringe of the center – Stonebriar Centre is the most applicable local example in Frisco.



## Glossary of Terms

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### ***Residential Street***

Residential Streets provide local access, mostly to residential neighborhoods. They are intended for short trip-lengths at slower posted speeds. Residential Streets are 2-lane roadways with no center median. Traffic control is usually provided at warranted intersections.

### ***Retail***

Retail uses include stores, restaurants, service businesses (banks, salons, etc.), and business-to-business companies.

### ***Right-of-Way (ROW)***

Land provided for the purpose of vehicular access.

## S

### ***Sensitive Habitats***

Habitats which are critical for threatened or endangered species, or those used for nesting by birds identified in the MBTA (Migratory Bird Treaty Act).

### ***Single Family Residential***

A detached dwelling unit designed to be occupied by not more than one family.

### ***Slope***

The percentage of rise or fall of land in its natural undisturbed state.

### ***Sports Complex***

Facilities usually designed for team sports.

### ***Street***

Any dedicated public thoroughfare which affords the principal means of access to abutting property.

### ***Street, Intersection***

Any street which joins another street at an angle, whether or not it crosses the other.

### ***Street Median***

The non-pavement or pavement area between the moving traffic lanes of a street.

### ***"Super-Convenience Stores"***

Retail stores locations with multiple services at the same location, usually including gasoline sales, food sales, one or more fast-food restaurants, video rental/sales, car wash, dry-cleaning drop-off/pick-up, etc. "Super-convenience stores" are usually 24-hour, 7-day operations.



***"Super" Retail***

"Super" Retail draws customers from a very large radius – 10 miles or more. These uses are generally quite unique and serve as a specific destination. "Super" Retail uses are often very large (1.5 million square feet or larger) and are part of a Mixed-Use Development (retail, office, hotel, entertainment, etc.).

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**T**

***Technology***

Businesses which specialize in the research, development, and/or production of technically advance products (usually electronically or digitally based).

***Thoroughfare, Major***

Major Thoroughfares are the largest local roadways and carry vehicles within and through the City. Major Thoroughfares are intended to funnel traffic from Minor Thoroughfares and Collector Streets to Tollways and Highways, or to other Major Thoroughfares, and generally serve long trip-lengths. These roadways are multilane with a median, and usually are signalized at major intersections.

***Thoroughfare, Minor***

Minor Thoroughfares are slightly smaller than Major Thoroughfares and are intended to convey traffic from neighborhoods and Collector Streets to Major Thoroughfares, and generally serve moderate trip-lengths. These roadways are usually multilane, but with no center median. Minor Thoroughfares are also usually signalized at major intersections.

***TIA***

Traffic impact analysis.

***Tollways***

They are intended to carry large volumes of traffic, usually on controlled-access roadways. They are intended to convey vehicles for longer distances (city-to-city, regionally, and beyond). Tollways are the jurisdiction of the North Texas Tollway Authority. (See also "Highways".)

***Topography***

See "Slope".

***TxDOT***

Texas Department of Transportation

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**U**

***USEPA***

United States Environmental Protection Agency





## Glossary of Terms

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### ***Utilities***

Services provided by public and private agencies that support development. Utility services include water, sanitary sewer, storm drainage, electrical, natural gas, electrical, telephone and telecommunications, and other similar services.

## V

### ***VPD***

Vehicles per day.

## W

### ***Wetlands***

Areas identified by the National Wetland Inventory (NWI) with a high potential for wetland habitats. The NWI is not an exact location, but a guide to areas that may exhibit wetland conditions.

## X

### ***Xeriscaping***

Drought-resistant native plant materials and landscaping.

## Z

### ***Zero Lot Line Dwelling (Patio Home)***

A lot which is designed in such a manner that the side yard and adjacent use easement make maximum use of available land area to preserve an open, yet private, use of the side yard, and permits construction of a detached single family dwelling with one side of such dwelling placed on the side property line.

### ***Zoning Districts***

The districts established in the Zoning Ordinance of the City.

### ***Zoning District Map***

The official map upon which the boundaries of the various Zoning Districts are drawn and which is an integral part of the Zoning Ordinance.

